

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

AN INITIATIVE TO AMEND CITY OF YORBA LINDA LAND USE LAWS TO ALLOW HIGH DENSITY RESIDENTIAL HOUSING AND MIXED-USE DEVELOPMENT AT THE BRYANT RANCH SHOPPING CENTER

The Initiative amends the Yorba Linda Municipal Code and the Yorba Linda General Plan Land Use Element, Housing Element, and Housing Element Appendices on the 9.15 acre site occupied by the Bryant Ranch Shopping Center at 23621-23741 La Palma Avenue in Yorba Linda (the "Property").

The Initiative creates the Mixed-Use 30 ("MU-30") zone in the City's Municipal Code for the Property. The Initiative amends the City's General Plan Land Use Element to Residential – High for the Property. The Initiative amends the City's General Plan Housing Element to identify the MU-30 zone and the by-right approval program implemented in the MU-30 zone.

The MU-30 zone allows residential development on the Property up to 30 dwelling units per acre and allows buildings to be up to 60 feet or 4 stories tall, whichever is less. Residential uses may be located on top of commercial uses or in separate structures on the same lot. Multiple family dwellings, including apartments and condominiums, are permitted in the MU-30 zone. The MU-30 zone also allows commercial uses on the Property provided that residential uses occupy 50 percent or more of the development's floor area. Projects in the MU-30 zone may also include any use that is identified as a permitted use in the City's Commercial-General ("C-G") zone and allows co-working spaces and live/work quarters.

The MU-30 zone allows "by right", ministerial development for a residential development that proposes at least 16 total dwelling units at a minimum density of 20 dwelling units per acre that reserves at least 20 percent of the dwelling units for rental to lower income households. The phrase "by right" means that the City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval and would not be subject to the California Environmental Quality Act ("CEQA"). Any subdivision of the Property remains subject to all laws, including but not limited to, the City's laws implementing the Subdivision Map Act. The City may subject projects that qualify as a use "by right" to design review; however, such projects are not subject to CEQA.